Amendment 1 to Amendment 1 Council Bill No. 36-2012

BY: Jennifer Terrasa Legislative Day No: 15
Date: December 3, 2012

Amendment No. 1 to Amendment 1

(This amendment would revise the application process to add an initial Zoning Board public meeting).

On page 3, strike lines 5 through 19 and substitute the following: 1 2 "In page 6, line 12, after the period, insert "THE INITIAL CEF PLAN SHALL INCLUDE: 3 A. A MAP DELINEATING THE BOUNDARY OF THE COMMUNITY SURROUNDING THE PROPOSED CEF DISTRICT, 4 WHICH INCLUDES: (1) A JUSTIFICATION FOR SUCH BOUNDARY AND A SUMMARY DESCRIPTION OF THE COMMUNITY IN 5 6 TERMS OF LAND-USE MIX AND INTENSITY AND ANY IMPORTANT NATURAL OR MAN MADE 7 FEATURES THAT DEFINE THE CHARACTER OF THE COMMUNITY; 8 9 (2) THE LOCATION OF THE PROPOSED CEF DISTRICT IN RELATION TO THE SURROUNDING 10 COMMUNITY; AND 11 12 (3) AN EXPLANATION OF ANY KEY ENVIRONMENTAL, INFRASTRUCTURE OR OTHER RELATIONSHIPS BETWEEN THE PROPOSED CEF DISTRICT AND THE SURROUNDING COMMUNITY. 13 14 15 В. A CONCEPTUAL PLAN THAT INCLUDES: 16 (1) IMMEDIATELY ADJOINING PARCELS AND USES; 17 (2) EXISTING ON-SITE NATURAL AND DEVELOPMENT FEATURES, CLARIFYING THOSE TO BE RETAINED 18 19 OR REMOVED; 20 21 (3) THE PROPOSED DEVELOPMENT ENVELOPE;

1	(4)	PROPOSED PERMITTED USES AND THEIR GENERAL LOCATIONS, INCLUDING THE PROPOSED
2		SQUARE FOOT AREA OF NON-RESIDENTIAL USES, THE NUMBER OF RESIDENTIAL UNITS, AND THE
3		UNIT TYPES;
4	(5)	T
5	(5)	THE GENERAL LOCATIONS OF ROAD, PEDESTRIAN, AND BICYCLE CONNECTIONS TO THE
6		SURROUNDING COMMUNITY;
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8	(6)	A DESCRIPTION OF PROPOSED COMMUNITY ENHANCEMENTS; AND
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9	(7)	•
10	(7)	A STATEMENT AS TO HOW THE PROPOSED DEVELOPMENT CONCEPT PLAN CONFORMS TO THE
11		PURPOSE STATEMENT FOR THE CEF DISTRICT AND HOW THE PROPOSED CEF DISTRICT WILL
12		HAVE A GREATER BENEFIT TO HOWARD COUNTY AND THE SURROUNDING COMMUNITY THAN A
13		CONVENTIONAL DEVELOPMENT OF THE PROPERTY USING THE EXISTING ZONING DISTRICT
14		REGULATIONS.".
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16	On page 6, line 13, dele	ete "DETERMINE" and insert "EVALUATE".
17		
18	On page 6, after line 14	l insert
	on page of areel mile 1	, ,
19	<u>"3.</u> AFTER THE PETITI	ONER HAS CONFERRED WITH THE DEPARTMENT OF PLANNING AND ZONING AND PRIOR TO THE
20	PETITIONER PREPARING A DETAILED CEF PLAN AND APPLICATION, THE ZONING BOARD SHALL HOLD AN INITIAL	
21	MEETING ON THE	INITIAL CEF PLAN.
22	۸ Tue Di II	RPOSE OF THE INITIAL MEETING IS TO REVIEW THE PETITIONER'S INITIAL CEF PLAN, REVIEW THE
23	<u> </u>	MENT OF PLANNING AND ZONING'S PRELIMINARY EVALUATION, AND TO ALLOW CITIZENS AND
24		NING BOARD TO ASK QUESTIONS, RAISE CONCERNS, AND MAKE SUGGESTIONS REGARDING THE
25	<u>INITIAL (</u>	CEF PLAN PRIOR TO THE APPLICANT PREPARING THE DETAILED CEF PLAN.
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27	<u>B.</u> <u>AT THE</u>	MEETING THE PETITIONER SHALL PRESENT THE INITIAL CEF PLAN.

I	<u>C.</u>	A SUMMARY OF THE QUESTIONS, CONCERNS AND COMMENTS RAISED AT THE PRELIMINARY HEARING
2		SHALL BE PROVIDED BY THE PETITIONER IN ACCORDANCE WITH SECTION 16.128 (c), INCLUDED IN THE
3		APPLICATION, AND ATTACHED TO THE TECHNICAL STAFF REPORT PRODUCED BY THE DEPARTMENT OF
4		PLANNING AND ZONING.
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6	<u>D.</u>	The petitioner shall comply with all provisions of Section 16.128 (c) $-$ (j) before, during,
7		AND AFTER THE INITIAL MEETING.".
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8 9	On page 6, line	e 16 delete "DEVELOPMENT CONCEPT" and insert "DETAILED CEF PLAN".
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11	On page 6, line 16 following the word "TO" insert a colon, and strike the remainder of the sentence an	
12	substitute the following:	
13	"A TUE	COMMUNITY AT A MEETING IN ACCORDANCE WITH SECTION 16.128 PRESUBMISSION COMMUNITY
14	MEETINGS; and	
17	1411	<u>-crinos, ana</u>
15	B. THE DESIGN ADVISORY PANEL FOR EVALUATION IN ACCORDANCE WITH THE PROCEDURES ESTABLISHED IN	
16	SECTION 16.1500 OF THE COUNTY CODE.".	
17	Renum	ber the section accordingly.".
18	reman	net the section according 1.
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